099.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,600 / 788,600
					USE VALUE:	788,600 / 788,600
					ASSESSED:	788,600 / 788,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIRANIAN RICHARD--ETAL
Owner 2:	DIRANIAN KAREN
Owner 3:	
Street 1:	43 MELVIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Texture 111 Exterior and 1925 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9821.000	287,000	1,400	500,200	788,600
Total Card	0.225	287,000	1,400	500,200	788,600
Total Parcel	0.225	287,000	1,400	500,200	788,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.66 | /Parcel: 409.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64600
GIS Ref
GIS Ref
Insp Date 10/09/18

!8037!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,000	1400	9,821.	500,200	788,600		Year end	12/23/2021
2021	101	FV	276,400	1400	9,821.	500,200	778,000		Year End Roll	12/10/2020
2020	101	FV	276,500	1400	9,821.	500,200	778,100	778,100	Year End Roll	12/18/2019
2019	101	FV	213,400	1500	9,821.	500,200	715,100	715,100	Year End Roll	1/3/2019
2018	101	FV	213,400	1500	9,821.	428,800	643,700	643,700	Year End Roll	12/20/2017
2017	101	FV	213,400	1500	9,821.	400,200	615,100	615,100	Year End Roll	1/3/2017
2016	101	FV	213,400	1500	9,821.	343,000	557,900	557,900	Year End	1/4/2016
2015	101	FV	212,400	1500	9,821.	307,300	521,200	521,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:37:23

LAST REV

Date	Time
11/17/21	11:18:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8037

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19989-377		8/1/1989		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	64600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2010	2300	Re-Roof	8,860					
4/16/2003	305	Redo Bat	15,000					
1/25/1996	31		53,000					22X44 ADD 10X10 WD

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
7/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9821		Sq. Ft.	Site		0	70.	0.73	4									500,244						500,200	

Total AC/HA:	0.22546	Total SF/SM:	9821	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	500,244	Spl Credit		Total:	500,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19545448
Const Adj.:	0.98970103
Adj $ / SQ:	118.314
Other Features:	83926
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352567
Depreciation:	65577
Depreciated Total:	286989

COMMENTS

22 223523.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

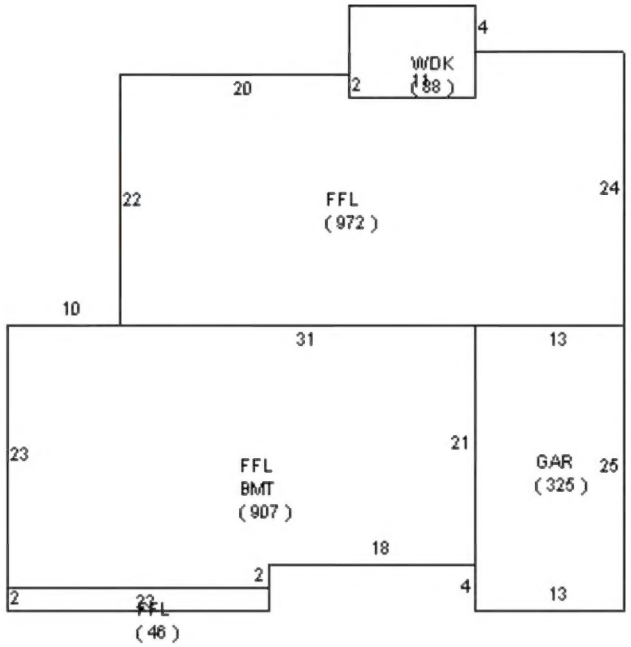
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	118.31
Special Features:	0	Val/Su Net:	88.44
Final Total:	287000	Val/Su SzAd	149.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,925	118.310	227,755
BMT	Basement	907	35.490	32,193
GAR	Garage	325	22.460	7,299
WDK	Deck	88	15.840	1,393

Net Sketched Area:	3,245			Total:	268,640
Size Ad	1925	Gross Area	3245	FinArea	1925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X12	A	AV	1990	12.94	T	23.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400